



November 16, 2018

206-17

VIA DELIVERED

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 154 Wilson Street East, Hamilton (Ancaster)
Official Plan Amendment and Zoning By-law Amendment Application - FC-18-017**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for T. Valeri Construction Limited (c/o Valery Homes). (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 154 Wilson Street East, in the City of Hamilton.

The proposed development is comprised of a three (3) storey multiple dwelling with 32 residential units. In addition, the development is proposed to be serviced by 45 parking spaces located in a below grade parking structure.

The proposal was considered by the Development Review Team on February 21, 2018 via Formal Consultation No. FC-18-017. It was confirmed that an Official Plan Amendment and Zoning By-Law Amendment application as well as a Site Plan Control application would be necessary to facilitate the proposed development. The Site Plan Control application will be submitted following approval of the Official Plan and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to permit a maximum density of 93 units per hectare within the *Low Density Residential 3* designation of the Ancaster Wilson Street Secondary Plan.

The purpose of the Zoning By-law Amendment is to change the zoning from *Existing Residential "ER"* Zone to a site specific *Residential Multiple "RM6-___"* Zone.

Under a separate cover, an additional submission will be completed to facilitate a Design Review Panel with City Staff.

In support of our Official Plan Amendment and Zoning By-law Amendment application, please find enclosed the following

- Five (5) copies of the Survey Plan prepared by J.D. Barnes, dated May 24, 2017;
- Five (5) copies of the Concept Plan, prepared by UrbanSolution, dated August 20, 2018;
- Five (5) copies of Planning Justification Report including draft Official Plan and Draft Zoning By-law Amendments, prepared by Urban Solutions, dated November 6, 2018;
- Five (5) copies of the Tree Protection Plan prepared by Adesso Design Inc., dated November, 2018;
- Five (5) copies of the Urban Design Brief, prepared by Lintack Architects Incorporated, dated October 2018;
- Five (5) copies of the Architectural Package including Building Elevations and Floor Plans, prepared by Lintack Architects Incorporated, dated October 2018;
- Five (5) copies of the Sun/Shadow Study prepared by Lintack Architects Incorporated, dated October 2018;
- Five (5) copies of the Stage 1-2 Archaeological Assessment prepared by Archeoworks Inc., dated August 28, 2018;
- Five (5) copies of the Functional Servicing Report, prepared by Walterfedy., dated October 18, 2018;
- Five (5) copies of the Noise Impact Assessment prepared by dBA Acoustical Consultants Inc., dated August 2018;
- Five (5) copies of the Transportation Impact Study and Transportation Demand Management Options Report and Parking Justification, prepared by NexTrans Consulting Engineers, dated August 16, 2018;
- Five (5) copies of the Public Consultation Strategy, prepared by UrbanSolutions, dated November 6, 2018;
- Twenty-Five (25) copies of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the Formal Consultation Document (FC-18-014);
- One (1) CD with digital copies of all submission materials;
- A cheque in the amount of **\$29,860.00** (Official Plan and Zoning By-law Amendment fee) made payable to the City of Hamilton;
- A cheque in the amount of **\$293.91** (Tree Management Plan Review fee) made payable to the City of Hamilton; and
- A cheque in the amount of **\$585.00** (Tree Protection Review fee) made payable to the City of Hamilton.

We look forward to working with you and your staff in the review of this application. Please contact the undersigned should you have any questions or require additional information.

Kind Regards,
UrbanSolutions


Sergio Manchia, MCIP, RPP
Principal


Mark Condello, BES
Planner

Cc: Mr. Ted Valeri, Valery Homes
Councillor Lloyd Ferguson, Ward 12, City of Hamilton (cover letter and concept only)
Mr. Jason Thorne, City of Hamilton (cover letter and concept only)
Mr. Steve Robichaud, City of Hamilton (cover letter and concept only)
Mr. Matt Johnston, UrbanSolutions